



1 Jl. Dukuh Kawan, Ubud



RARE FREEHOLD BOUTIQUE WELLNESS RETREAT IN UBUD

Amori Villa is an exceptional opportunity to acquire a rare freehold hospitality asset in one of Bali's most tightly held and spiritually significant locations. Amori Villa is a fully established boutique retreat situated above the sacred Petanu River, just minutes from central Ubud.

The freehold ownership of this property is exceptionally rare and forms the foundation of both the lifestyle offering and the underlying business providing long-term security and flexibility for future use.

Set within a lush river valley, Amori combines privacy, nature, cultural authenticity, and boutique-scale hospitality in a way that is increasingly difficult to replicate in modern Ubud.

Boutique Scale. Strong Profile. Timeless Location.

- Freehold (Hak Milik) ownership a highly scarce asset class in Ubud
- Land area: 25 are (2,500 sqm)
- Total building area: approximately 750 sqm
- Intimate retreat comprising 5 suites
- Maximum guest capacity of 10–12 guests

🛏 5 🛎 6 📏 2,500m²

Price	\$1.9M USD
Property Type	Residential
Property ID	1419
Land Area	2,500 m ²
Floor Area	750 m ²

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

PROPERTY TEAM

- Supported by a trained team of 14+ staff
- Positioned for private group bookings, couples, wellness stays and exclusive full retreat buy-outs

The low-density configuration and river-valley setting deliver privacy, tranquillity and long term desirability key drivers of the property's enduring appeal.

A Proven Boutique Hospitality Offering

This is not a speculative development. Amori is an established and operational retreat, offering buyers the flexibility to:

- Continue operating the existing boutique hospitality business
- Reposition or refine the offering
- Use the property as a private residence or retreat
- Combine lifestyle ownership with managed accommodation

The freehold land ownership underpins every scenario, offering long-term control and asset security rarely available in this market.

The Amori Experience Amori is immersed in nature, overlooking the Petanu River, with cooling valley breezes, birdlife, and uninterrupted greenery creating a deeply relaxing environment.

Guests return from Ubud's shops, galleries, and cultural attractions to an atmosphere of calm and refinement. Open living and dining areas encourage connection, while the open kitchen allows guests to watch the chefs at work or participate in Balinese cooking classes.

A strong connection to the local banjar (village community) enhances the authenticity of the experience, with guided village walks, temple visits, and cultural immersion forming part of the guest journey. Wellness & Relaxation Ubud translates to "medicine" or "healing," and this philosophy is reflected throughout

Amori Guests enjoy:

- Traditional Balinese spa treatments including massages, facials, herbal wraps and scrubs
- A serene river-valley setting designed for rest and restoration
- A calm, private environment suited to wellness-focused stays and retreats

These elements position Amori strongly within Ubud's enduring wellness and retreat market—without reliance on a single operator or program. Facilities & Guest Amenities

- Restaurant with one of Ubud's most captivating valley views
- Open-concept kitchen and interactive cooking classes

- Full-service spa facilities
- Healthy juices, cocktails, beers and wines
- Complimentary guided village walks and cultural experiences

A dedicated butler service coordinates guest activities including dining reservations, spa treatments, rafting, cycling, Mt Batur climbs, cultural tours, herb walks, zoo visits and meetings with traditional healers.

A Freehold Asset Backed by Experience & Location Amori Villa represents a rare freehold acquisition in Ubud that combines:

- Irreplaceable river-valley land
- Boutique asset prime to be scaled
- Cultural authenticity
- Operational history
- Lifestyle flexibility

Whether retained as a private sanctuary, operated as a boutique retreat, or held as a long-term land-backed asset, Amori offers scarcity, security and timeless appeal.

This is not just a property. It is a freehold asset, a destination, and a way of life.

Priced at \$1.95M USD

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